

October 26, 2018

Sandor R. Hopkins  
Cascade County Planning  
121 4<sup>th</sup> Street North, Suite 2H/J  
Great Falls, MT 59403

**RE: Variance Request - Road Standards, Section 10-4(2)  
Rolling Meadows Phase III Subdivision  
Cascade County, Montana**

Dear Mr. Hopkins:

On behalf of Bonesteel LLC (Robert and Gale Morgan), the purpose of this letter is to formally request a variance from the Cascade County Subdivision Regulations, Section 10-4(2), to allow an alternate road design specification for the proposed Rolling Meadows Phase III Subdivision. The subdivision received preliminary plat approval in June of 2018; the conditions of approval require Ponderosa Drive and Caragana Drive to be improved to the specifications shown in Section 10-4(2) and Table 1 of the Cascade County Subdivision Regulations.

Strict compliance with this regulation would require the existing roads - which were constructed to a previously accepted standard in the late 1990's - to be widened from a width of approximately 16 feet to 24 feet. The widening of the road would also require the construction of new drainage ditches. Furthermore, all conflicting utility lines (power, gas, phone, etc.) and service boxes for the community irrigation system within or adjacent to the widened road would also need to be relocated. The total expense associated with the road widening are significant, resulting in an undue hardship upon Bonesteel LLC.

The variance criteria are addressed as follows:

1. The granting of the variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties;

**Response:** At the time of construction, Caragana Drive and Ponderosa Roads were constructed to an acceptable road standard for the original Rolling Meadows Subdivision, including Phase III. The original planned Phase III had a higher lot density than the current design; therefore the proposed traffic volumes on these roads represents a reduction to what was originally planned. Caragana Drive and Ponderosa Road are and will remain low speed and low volume local access roads; therefore, the

granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other adjoining properties.

2. The variance will not cause a substantial increase in public costs;

**Response:** All internal roads are maintained by the Rolling Meadows Subdivision HOA. Granting of the variance will not result in any increase to public costs.

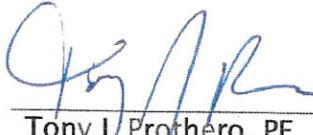
3. The variance will not place the subdivision in nonconformance with any adopted zoning regulations.

**Response:** Granting of the variance will not place the subdivision in nonconformance with any adopted zoning regulations.

Please feel free to contact me should you have questions or comments via email at [tony@jbartengineers.com](mailto:tony@jbartengineers.com) or telephone at (406) 449-1306. Thank you.

Sincerely,

**J BART ENGINEERS, LLC**



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Tony J. Prothero, PE

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